NOTICE OF INTENT TO LIQUIDATE COMMERCIAL REAL ESTATE COLLATERAL

Date: [Insert Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Notice of Default and Foreclosure Sale

Dear [Borrower Name],

This letter serves as formal notice regarding the Loan Agreement dated [Date of Agreement] between [Lender Name] ("Lender") and [Borrower Name] ("Borrower"), secured by the commercial property located at [Property Address] (the "Collateral").

As of [Date], you remain in default of your obligations under the terms of the Loan Agreement. Despite previous notices, the default has not been cured. Consequently, the Lender has elected to exercise its rights to liquidate the Collateral to satisfy the outstanding debt.

Property Description: [Legal Description or Brief Summary of Property]

Outstanding Balance: As of [Date], the total amount due, including principal, interest, fees, and legal costs, is $[Total Amount].

Liquidation Details:
The Collateral is scheduled to be sold via [Public Auction/Private Sale] on:
Date: [Sale Date]
Time: [Sale Time]
Location: [Sale Location/Online Platform URL]

You have the right to redeem the property by paying the full outstanding balance, plus all accrued costs, at any time prior to the completion of the sale. If the proceeds from the sale are insufficient to cover the total debt, the Lender reserves the right to pursue a deficiency judgment against the Borrower and any Guarantors for the remaining balance.

Please contact [Contact Name] at [Phone Number] or [Email Address] immediately if you wish to discuss payoff or settlement options.

Sincerely,

[Signature]
[Name of Authorized Representative]
[Title]
[Lender Name]

CC: [Guarantor Name(s)], [Legal Counsel]